

LAFCO of Napa County

Local Agency Formation Commission

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December 12, 2003

TO: Affected Agencies and Interested Parties

FROM: Local Agency Formation Commission

SUBJECT: *Comprehensive Study of American Canyon: Sphere of Influence Update*
Announcement of Availability of Reports and Schedule of Upcoming Meetings

The Local Agency Formation Commission (LAFCO) of Napa County is charged with the responsibility of encouraging the logical formation and development of local agencies in a manner that preserves open-space and agricultural lands and discourages urban sprawl. As part of this responsibility, LAFCO is required to establish and update spheres of influence for all agencies (cities and special districts) that provide municipal services in Napa County and fall under its jurisdiction. Government Code Section 56076 defines a sphere of influence as “a plan for the probable physical boundaries and service area of a local agency, as determined by the [LAFCO] Commission.”

LAFCO has released the Executive Officer’s report and accompanying proposed mitigated negative declaration for the above-reference study. The Executive Officer recommends that the Commission modify the existing American Canyon sphere of influence to add four areas to the City’s sphere of influence. The four areas are described below and identified on the enclosed map.

Area 1: Property of the Napa Valley Unified School District (NVUSD)

Acres	-	45.7 (approximately 25.0 acres being added to 20.7 acres already within the sphere)
Current Use	-	Grazing/Open-space
Anticipated Use	-	NVUSD High School
County General Plan	-	Agricultural Watershed, Open-space, and Agricultural
Designation	-	Preserve (AWOS)
County Zoning	-	Agricultural Watershed (AW)

Area 2: Watson Lane Neighborhood and Vicinity

Acres	-	76.69
Current Use	-	10 single-family dwelling units
Anticipated Use	-	10 single-family dwelling units
County General Plan	-	Industrial
Designation	-	
County Zoning	-	Agricultural Watershed – Airport Compatibility Overlay (AW:AC)

Harry Martin, Chair
Councilmember, City of Napa

Ken Slavens, Commissioner
Mayor, City of St. Helena

Lori Loporini, Alt. Commissioner
Mayor, City of American Canyon

Mike Rippey Vice-Chair
Supervisor, 5th District

Brad Wagenknecht, Commissioner
Supervisor, 1st District

Bill Dodd, Alt. Commissioner
Supervisor, 4th District

Guy Kay, Commissioner
Representative of the General Public

Volker Eisele, Alt. Commissioner
Representative of the General Public

Daniel Schwarz
Executive Officer

Area 3: Green Island Road

Acres	-	374.94
Current Use	-	Commercial/Industrial and Open-space
Anticipated Use	-	Commercial/Industrial
County General Plan Designation	-	Industrial
County Zoning	-	General Industrial – Airport Compatibility Overlay (AW:AC)

Area 4: Eucalyptus Groves

Acres	-	165.06
Current Use	-	Wastewater treatment plant, paintball, vacant
Anticipated Use	-	Wastewater treatment plant and commercial recreational area
County General Plan Designation	-	Agricultural Watershed, Open-space, and Agricultural Preserve (AWOS)
County Zoning	-	Agricultural Watershed – Airport Compatibility Overlay (AW:AC)

The Executive Officer's report and the proposed mitigated negative declaration may be reviewed at the LAFCO offices at 1700 Second Street, Suite 268 in Napa. Copies have been sent to the American Canyon City Clerk, the County of Napa Clerk of the Board, and the American Canyon branch of the Napa City-County Library system; LAFCO has requested that these copies be made available to the public. The documents may be downloaded from the LAFCO website: <http://napa.lafco.ca.gov>. You may request that copies of the documents be sent to you by contacting the LAFCO staff at (707) 259-8645. Photocopying and mailing charges established in the Commission's adopted fee schedule will apply.

At its December 11, 2003 meeting, the Commission adopted a schedule for the review and consideration of this proposal:

Public Review and Comment Period: December 12, 2003 – January 14, 2004
Written comments due at LAFCO offices by 5:00pm on January 14.

Public Hearing for Public
Commentary and Direction to Staff January 8, 2004
4:00pm
Board of Supervisors Chambers
County Administration Building, Room 305
1195 Third Street, Napa

Public Hearing for Adoption of
Mitigated Negative Declaration February 19, 2004
4:00pm
Board of Supervisors Chambers
County Administration Building, Room 305
1195 Third Street, Napa

Public Hearing for Adoption of
Updated American Canyon Sphere of
Influence (requires adoption of mitigated
negative declaration) February 19, 2004
4:00pm
Board of Supervisors Chambers
County Administration Building, Room 305
1195 Third Street, Napa